

Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-97

MUNICIPAL

CODE SECTIONS: RMC 4-4-070, 4-4-080, and 4-6-060

REFERENCE:

N/A

SUBJECT:

Shared Driveway Landscape Requirements

BACKGROUND:

Currently, shared driveways require that the width of the tract and paved surface shall be a minimum of sixteen feet (16'); the Fire Department may require the tract and paved surface to be up to twenty feet (20') wide per RMC 4-6-060J. Additionally, shared driveways do not currently include the requirement for a five foot (5') property line setback as do private driveways per RMC 4-4-080I.2.b. despite the more intensive use of shared driveways. Additional setbacks would be appropriate for construction and maintenance of a shared driveway which may include: grading for slopes, grade changes, rockeries, and/or retaining walls.

Furthermore, RMC 4-4-070F requires ten feet (10') of on-site landscaping along all public street frontages. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. Currently, code does not require this same ten foot (10') requirement in the front yards of lots abutting shared driveways. Landscaping buffer would be appropriate to create a privacy buffer between the shared driveway and an adjacent property's fence and/or yard when new shared driveways are proposed along a parcel edge not included in a subdivision. The minimum necessary width for a tree and landscaping strip is eight feet (8') for proper tree growth per 4-6-060F.2. This width also allows for the implementation of Low Impact Development (LID) technologies such as rain gardens.

JUSTIFICATION:

An eight foot (8') landscaped area should be provided along the edge of shared driveways when proposed abutting a parcel edge not included in the subdivision. This landscape area would reflect the setback already in place for private driveways in 4-4-080-I.2.b. which is required to ensure

driveway maintenance, vision clearance, and constriction radius standards can be met, all of which should apply to shared driveways as well as private driveways. In addition, the landscape edge would provide increased privacy to adjacent parcels and the future homeowners. Furthermore, the eight foot (8') landscape strip would increase opportunities for on-site LID techniques to be implemented for storm water treatment. This eight foot (8') landscape area would contain landscaping as required in RMC 4-4-070, including mixture of trees, shrubs, and groundcover.

DECISION: Amend code sections RMC 4-6-060J.2 as described below.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE:

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-6-060J. SHARED DRIVEWAY STANDARDS:
2. Minimum Standards: Shared driveways shall be within a tract; the width of the paved surface shall be a minimum of sixteen feet (16'); the Fire Department may require the paved surface to be up to twenty feet (20') wide. The tract shall be the width of the paved surface plus eight feet (8') for a landscape strip, when the tract abuts properties that are not part of the subdivision. The eight foot (8') landscaping shall include a mixture of trees, shrubs, and groundcover as required in RMC 4-4-070 and shall serve as a buffer between the shared driveway and abutting properties that are not part of the subdivision.
The shared driveway may be required to provide a turnaround per RMC 4-6-060H. No sidewalks are required for shared driveways; however, drainage improvements pursuant to City Code are required (i.e., collection and treatment of stormwater), as well as an approved pavement thickness (minimum of four inches (4") asphalt over six inches (6") crushed rock). The maximum grade for the shared driveway shall not exceed fifteen percent (15%), except for within approved hillside subdivisions.

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